



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, February 28, 2012
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Larry Johnson, Doug Cooper, Charlotte Bartzack and Arlene Norris. Roger Weaver and Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, February 28, 2012 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

- A. **VARIANCE** – Paul Mitchum, 4399 Jiggermast Avenue, Jacksonville, FL 32277 is requesting a side yard variance of 18' (25'-0" Required, 7'-0" Requested) and a front yard variance of 3' (25'-0" Required, 22'-0" Requested) to construct a porch to the existing structure. The property is zoned R-1. Tax Parcel S35-02-001.

Mr. Mitchum presented his request to the Planning Commission explaining that he lives on a corner lot and due to the 100' right of ways in downtown St. Marys he is prohibited under the present zoning ordinance to be allowed to place an addition on his property other than in the rear of the structure. Mr. Mitchum provided photos to the commission members showing the distance between his home and the road. There were no comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Doug Cooper to adjourn the Public Hearing. Arlene Norris seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of January 24, 2012 Meeting – Motion was made by Royal Weaver to approve the minutes. Doug Cooper seconded the motion. Voting was unanimous in favor of the motion.

Old Business

- A. **SPECIAL USE PERMIT** – Mary E. Woods, Camden Collision Center, 507 Charlie Smith Sr. Highway, St. Marys, GA 31558 is requesting a Special Use permit to operate an auto sales & auto repair shop at 507 Charlie Smith Sr. Highway. The property is zoned C-2. Tax Parcel 135E-026.

Mr. & Mrs. Woods were present to answer any questions from the public or Planning Commission. The Planning Commission had postponed the request from the January 24, 2012 Planning Commission meeting to allow the Planning Department to research a similar complaint handled by the Planning Commission at a previous meeting. Also, Roger Weaver, Planning Director, had commented at the January 24, 2012 Planning Commission meeting for the adjoining property owners to contact the Planning Department should there be any complaints regarding noise or odors from Camden Collision Center prior to the February 28, 2012 meeting. Roger Weaver stated there were no complaints received by the Planning Department for Camden Collision Center.

A motion was made by Royal Weaver to recommend approval of the request to Council as presented; Second by Doug Cooper. Voting was unanimous in favor of the motion.

New Business

- A. **VARIANCE** – Paul Mitchum, 4399 Jiggermast Avenue, Jacksonville, FL 32277 is requesting a side yard variance of 18' (25'-0" Required, 7'-0" Requested) and a front yard variance of 3' (25'-0" Required, 22'-0" Requested) to construct a porch to the existing structure. The property is zoned R-1. Tax Parcel S35-02-001.

A motion was made by Royal Weaver to approve the variance as presented; Second by Doug Cooper. Voting was unanimous in favor of the motion.

Granting Audience to the Public: No Comments.

Discussion:

- **Maritime Heritage Zoning Overlay** – Roger Weaver shared with the Planning Commission regarding a possible new Maritime Heritage Zoning overlay for St. Marys. Mr. Weaver shared if City Council approved the request for investigating this overlay district, the Planning Commission will be asked to work with the Planning Department in getting this accomplished.
- **Zoning Ordinance Clarification** – The Planning Commission authorized Roger Weaver to make a change in the present St. Marys Zoning Ordinance to clarify the definitions of Manufactured Housing and Modular Housing.
- **Trial Period for Text Amendments** – The Planning Commission requested we review the Text Amendments to Allow Chickens as Permitted Use in R-1 & the Text Amendment for Outdoor Neighborhood Markets at the March Planning Commission Meeting.

Motion to Adjourn Regular Meeting – *Motion to adjourn the regular meeting by Royal Weaver; Second by Mr. Doug Cooper. Voting was unanimous in favor of the motion. The meeting adjourned at 6:10 PM.*